

## 35m<sup>2</sup> Apartment for Sale in Limassol District

Top Floor, Studio Apartment for sale in Agios Nikolaos area, Limassol. The property is located less than 700m from the beach & city center and 200m from schools. Its proximity to high-tech offices, the city center, and beach makes it highly sought-after for both long-term and short-term rentals.



Studio apartment for sale in prestigious Agios Nikolaos area, Limassol. It is on the third floor & consists of an open plan kitchen, living area, a main bathroom (with shower) and covered veranda. Moreover, the residents will have right of use to a covered parking spot and storage room.

The apartment is part of an apartment building of 12 luxury apartments. The development is...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>35</b>			Reference Number	<b>51159</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>

Amenities	Location
• Elevator	Region: <b>Limassol</b> Coordinates: <b>34.690477039666 / 33.058824745</b>

## Price: €202 500 + VAT

VAT for this property is **€10,125** or **€38,475**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€5 786.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€202 500 on Apr 5, 2025



